

July 26<sup>th</sup>, 2016

Dear Ms. Phipps,

I am writing in regard to the proposed Minor Use Permit for the property at 490 West Ormonde Rd. I own and live on a large parcel of land directly adjacent to this one, and find opposition to their project, baseless. There are several properties in our area holding events (larger than the proposed) each weekend without a Minor Use Permit and have faced little to no resistance over the years from neighbors. Quite frankly, this is because the impact of these events has been inconsequential. There is no significant increase in traffic, noise, or overall disturbance, as those disputing this project fear. It frustrates me, that when someone actually spends the time and money to go through the proper channels, they are scrutinized. Had the Gillespies done as everyone else all over the county does, and just held their events under the umbrella of a vacation rental, then they would not be facing such opposition. In fact, I have personally attended a few events held by both neighbors directly bordering each side of this property on Ormonde Rd and no one has ever complained about those occurrences. Unless invited, I doubt neighbors were even aware they were taking place. Since the Gillespie's neighbors did not apply for a Minor Use Permit, they never exposed themselves to the criticism being imposed on this project. The diligence and compliance displayed by the Gillespie's should be applauded, not contested... as they have open themselves up to restrictions and regulations, which only protect surrounding neighbors.

Their venue is beautiful, developed to the highest standards. It increases the value of our surrounding properties. I do not believe there is another setting that rivals it: in attention to detail and preservation of the natural surroundings. We are fortunate to have such high quality venues bringing big money to our area, supporting restaurants, hotels, and local business. I was born and raised here, and have witnessed the county transform over the past several decades. Because of the wineries and wedding venues specifically, the Central Coast has become a high-end destination, which contributes greatly to our local economy.

Thank you for your time.  
Sincerely,  
Corynn Wolf

2059 Carpenter Cyn Rd  
San Luis Obispo, CA 93401

**From:** Holly Phipps  
**Sent:** Friday, July 29, 2016 11:13 AM  
**To:** Ramona Hedges  
**Subject:** Fw: MUP for Gillespie events

Regards,

**Holly Phipps**, MCRP  
North County & Winery Planner

**Department of Planning and Building**

976 Osos Street, Room 300  
San Luis Obispo, CA, 93408  
805-781-1162  
<http://www.sloplanning.org/>

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**From:** Carolyn or Dave Scheeff <[cdscheeff@gmail.com](mailto:cdscheeff@gmail.com)>  
**Sent:** Thursday, July 28, 2016 11:28 AM  
**To:** Holly Phipps  
**Subject:** MUP for Gillespie events

Dear Ms. Phipps,

We live off of Old Oak Park Road in the rural neighborhood where the Gillespies have their property. We object to the issuance of the Minor Use Permit for the events they have proposed, and we ask you to have a public hearing before reaching a decision on the permit.

Our neighborhood is RURAL and RESIDENTIAL. It is not a place for such large events. This is not an area where there are wineries or businesses where such events are normal. The roads, Ormonde and Old Oak Park, are narrow, and the approach from northwest Ormonde must go under a one way railroad tunnel! This is a dangerous situation especially at night. We are concerned about fire danger or another emergency and the ability of CAL Fire to respond quickly enough. Events going into the evening would be a disturbance to the neighborhood. Their property is lit by city style lights which light up the neighborhood, and noise at night would also be a disturbance to the neighbors.

Again, this is NOT a suitable area for such large events (400 people, which would be about 200 cars?????). Please consider denying the permit or, at least, having a public hearing.

Thank you for your consideration.

Carolyn and Dave Scheeff

820 Erhart Road  
Arroyo Grande, CA 93420



**Human Resources**  
602 Orchard Street, Arroyo Grande, CA 93420  
(805) 474-3000 • FAX (805) 473-4308  
*Engage - Challenge- Inspire*

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July 28, 2016

TO: Holly Phipps

RE: Request for Minor Use Permit by Rob and Lori Gillespie  
500 West Ormonde Road, Arroyo Grande, California

I am writing this letter in my capacity as the Assistant Superintendent of Human Resources for the Lucia Mar Unified School District. I have known Rob and Lori Gillespie for approximately 27 years. During this time I have engaged with them both in many professional and social activities. I can tell you that I believe both of them to be highly professional, honest, ethical, charitable and supportive of our community.

The District regularly has the need to conduct trainings and day retreats for our employees. Our ability to both access facilities and secure reasonable pricing within our budget constraints are limited in the local area. The Gillespies have always made their property available to us for no cost as a charitable donation event. This access has been a tremendous asset to the District in terms of cost and location, while allowing us to use our fiscal resources for other needs closer to the classroom.

The Gillespies are applying to the County of San Luis Obispo for a Minor Use Permit for their county property located at 500 West Ormonde in Arroyo Grande. The 3-4 events that they have graciously hosted for our District occur during the day, Monday through Friday, and accommodate from 5-50 people. I believe that the impact of these kind of events would be minimal to the surrounding properties and roads. With approval for the minor use permit applied for, the Gillespies will continue to support community entities like the District with access to their property at little or no cost.

I fully support the approval and issuance of the minor use permit for the purpose of public and private events at the Ormonde property location.

Sincerely,

A handwritten signature in cursive script that reads "Chuck Fiorentino".

Chuck Fiorentino  
Assistant Superintendent for Human Resources  
Lucia Mar Unified School District

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Mary O'Connor

Dr. Jesse Wobrock

Julie Wobrock

7/28/16

To Whom It May Concern:

The Gillespie family has generously donated their beautiful venue, Loriana Ranch in Arroyo Grande, to Arroyo Grande Community Hospital Foundation for three consecutive years to hold our annual Comedy Night event. This wonderful property, and the responsible way it is managed, has contributed greatly to the success of these events.

The Gillespies have always abided by important safety measures to keep our events under control, including limiting the number of guests we can invite to prevent overcrowding. We've never had a safety concern with our events there.

In order to manage traffic, they gave us detailed directions and signage to direct guests efficiently and safely to the venue. They always had us use a third-party valet company to handle parking, which helped to keep the traffic in order at the close of our events.

Additionally, they've always been mindful of their neighbors during event times. They abide by all noise restrictions, and even invite their surrounding neighbors to the events with complimentary tickets as a measure of kindness and inclusion.

The Gillespies are thoughtful, generous community partners that manage this venue very responsibly. We are so fortunate to have had the opportunity to experience and share this incredible venue with our board, staff, and donors.

Sincerely,



Montisa Phelan Lopez  
Vice President of Philanthropy

